HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Trois-Rivières CMA

Date Released: First Quarter 2016

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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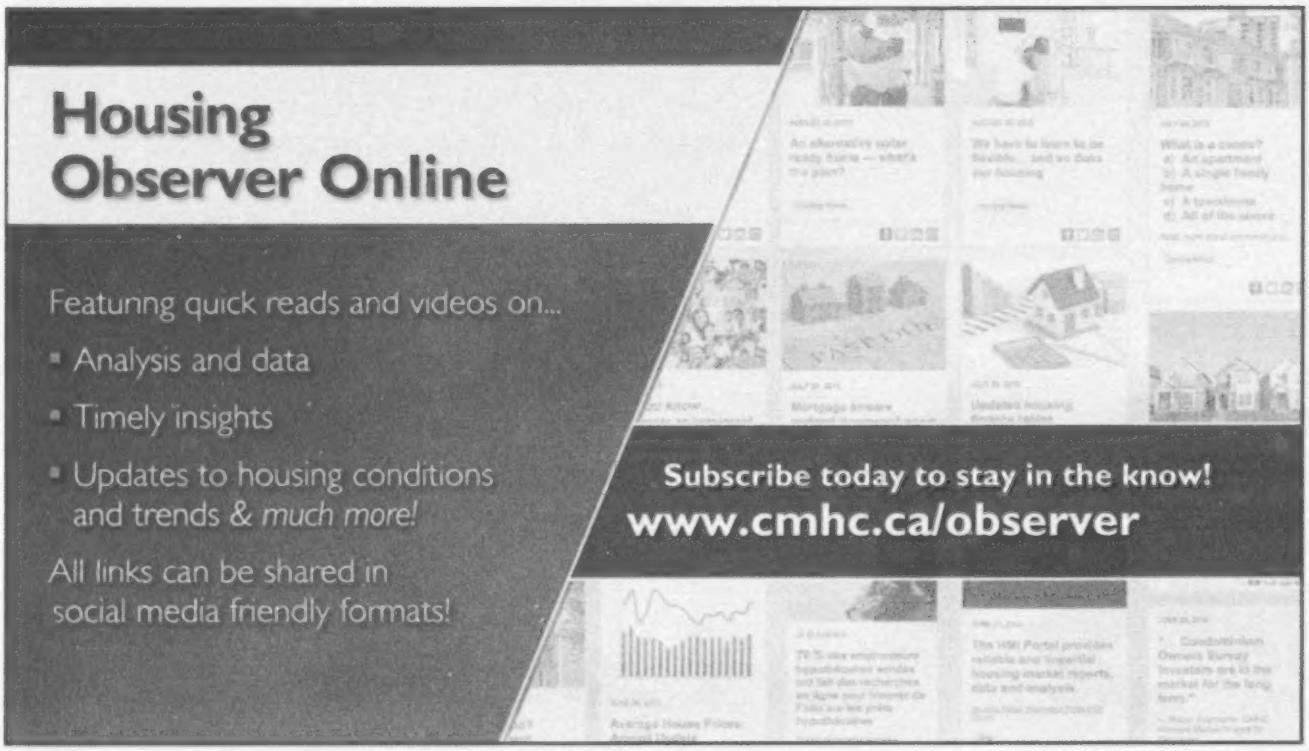
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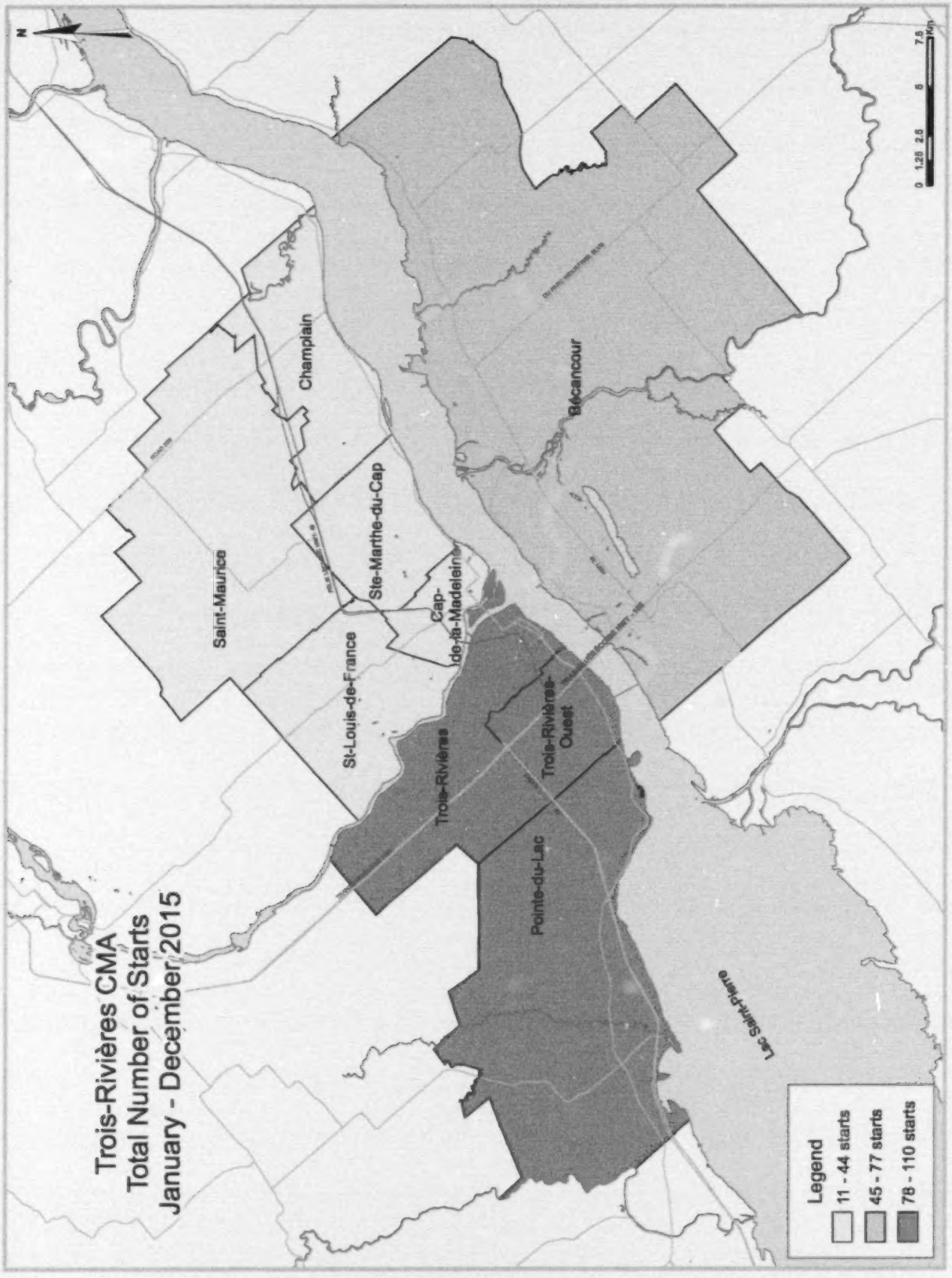
Trois-Rivières CMA
Total Number of Starts
January - December 2015
N
Champlain
Bécancour
Saint-Maurice
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Lac Saint-Pierre
Legend
11 - 44 starts
45 - 77 starts
78 - 110 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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1.2	Housing Activity Summary by Submarket
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2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2015								
Trois-Rivières CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	239	180	233	100	172	204	189	185
Multiples	704	320	420	504	312	380	410	420
Total	943	500	653	604	484	584	599	605
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	194	180	66	49	-25.8%	239	180	-24.7%
Multiples	428	412	237	103	-56.5%	704	320	-54.5%
Total	622	592	303	152	-49.8%	943	500	-47.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Trois-Rivières CMA
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	49	36	0	0	0	32	0	35	152
Q4 2014	66	42	8	0	0	89	6	92	303
% Change	-25.8	-14.3	-100.0	n/a	n/a	-64.0	-100.0	-62.0	-49.8
Year-to-date 2015	180	80	8	0	0	98	0	134	500
Year-to-date 2014	239	130	17	0	0	258	6	293	943
% Change	-24.7	-38.5	-52.9	n/a	n/a	-62.0	-100.0	-54.3	-47.0
UNDER CONSTRUCTION									
Q4 2015	41	26	2	0	0	151	0	48	268
Q4 2014	60	46	8	0	4	192	6	200	516
% Change	-31.7	-43.5	-75.0	n/a	-100.0	-21.4	-100.0	-76.0	-48.1
COMPLETIONS									
Q4 2015	72	30	4	0	0	58	6	12	182
Q4 2014	69	42	0	0	0	58	0	16	185
% Change	4.3	-28.6	n/a	n/a	n/a	0.0	n/a	-25.0	-1.6
Year-to-date 2015	196	100	10	0	4	124	6	320	760
Year-to-date 2014	248	134	6	0	0	216	0	257	861
% Change	-21.0	-25.4	66.7	n/a	n/a	-42.6	n/a	24.5	-11.7
COMPLETED & NOT ABSORBED									
Q4 2015	16	47	4	0	1	51	n/a	n/a	119
Q4 2014	17	49	0	0	0	68	n/a	n/a	134
% Change	-5.9	-4.1	n/a	n/a	n/a	-25.0	n/a	n/a	-11.2
ABSORBED									
Q4 2015	66	23	0	0	0	46	n/a	n/a	135
Q4 2014	63	27	2	0	0	78	n/a	n/a	170
% Change	4.8	-14.8	-100.0	n/a	n/a	-41.0	n/a	n/a	-20.6
Year-to-date 2015	197	102	6	0	3	132	n/a	n/a	440
Year-to-date 2014	254	128	15	0	0	204	n/a	n/a	601
% Change	-22.4	-20.3	-60.0	n/a	n/a	-35.3	n/a	n/a	-26.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q4 2015	13	26	0	0	0	28	0	35	102
Q4 2014	27	26	0	0	0	59	0	57	169
Remainder of the CMA									
Q4 2015	36	10	0	0	0	4	0	0	50
Q4 2014	39	16	8	0	0	30	6	35	134
Trois-Rivières CMA									
Q4 2015	49	36	0	0	0	32	0	35	152
Q4 2014	66	42	8	0	0	89	6	92	303
UNDER CONSTRUCTION									
Centre									
Q4 2015	10	22	0	0	0	139	0	38	209
Q4 2014	29	32	0	0	4	134	0	181	380
Remainder of the CMA									
Q4 2015	31	4	2	0	0	12	0	10	59
Q4 2014	31	14	8	0	0	58	6	19	136
Trois-Rivières CMA									
Q4 2015	41	26	2	0	0	151	0	48	268
Q4 2014	60	46	8	0	4	192	6	200	516
COMPLETIONS									
Centre									
Q4 2015	29	20	4	0	0	24	4	12	93
Q4 2014	33	16	0	0	0	52	0	9	110
Remainder of the CMA									
Q4 2015	43	10	0	0	0	34	2	0	89
Q4 2014	36	26	0	0	0	6	0	7	75
Trois-Rivières CMA									
Q4 2015	72	30	4	0	0	58	6	12	182
Q4 2014	69	42	0	0	0	58	0	16	185

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q4 2015	7	29	4	0	1	36	n/a	n/a	77
Q4 2014	11	28	0	0	0	64	n/a	n/a	103
Remainder of the CMA									
Q4 2015	9	18	0	0	0	15	n/a	n/a	42
Q4 2014	6	21	0	0	0	4	n/a	n/a	31
Trois-Rivières CMA									
Q4 2015	16	47	4	0	1	51	n/a	n/a	119
Q4 2014	17	49	0	0	0	68	n/a	n/a	134
ABSORBED									
Centre									
Q4 2015	27	15	0	0	0	23	n/a	n/a	65
Q4 2014	29	10	2	0	0	71	n/a	n/a	112
Remainder of the CMA									
Q4 2015	39	8	0	0	0	23	n/a	n/a	70
Q4 2014	34	17	0	0	0	7	n/a	n/a	58
Trois-Rivières CMA									
Q4 2015	66	23	0	0	0	46	n/a	n/a	135
Q4 2014	63	27	2	0	0	78	n/a	n/a	170

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Trois-Rivières CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	180	80	8	0	0	98	0	134	500
% Change	-24.7	-38.5	-52.9	n/a	n/a	-62.0	-100.0	-54.3	-47.0
2014	239	130	17	0	0	258	6	293	943
% Change	-1.6	-5.8	-26.1	n/a	n/a	**	n/a	-23.3	11.1
2013	243	138	23	0	0	63	0	382	849
% Change	-20.3	-27.4	0.0	n/a	n/a	-71.2	n/a	34.5	-16.8
2012	305	190	23	0	0	219	0	284	1,021
% Change	-9.0	3.3	15.0	n/a	n/a	82.5	n/a	-37.6	-8.3
2011	335	184	20	0	0	120	0	455	1,114
% Change	-2.9	-14.0	**	n/a	n/a	**	n/a	-58.6	-34.1
2010	345	214	6	0	0	28	0	1,098	1,691
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
2009	375	92	10	0	0	8	0	530	1,027
% Change	0.5	-28.1	-54.5	n/a	n/a	-89.2	-100.0	-0.2	-10.5
2008	373	128	22	0	0	74	20	531	1,148
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
2007	430	140	105	0	0	40	0	482	1,197
% Change	15.6	66.7	150.0	n/a	n/a	-21.6	n/a	3.0	17.7
2006	372	84	42	0	0	51	0	468	1,017

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centre	13	27	26	26	0	0	63	116	102	169	-39.6
Trois-Rivières	3	9	12	24	0	0	48	54	63	87	-27.6
Trois-Rivières-Ouest	3	9	12	2	0	0	7	55	22	66	-66.7
Cap-de-la-Madeleine	7	9	2	0	0	0	8	7	17	16	6.3
Remainder of the CMA	36	39	10	16	0	10	4	69	50	134	-62.7
Bécancour	15	9	4	2	0	0	4	45	23	56	-58.9
Champlain	4	4	0	0	0	0	0	0	4	4	0.0
Pointe-du-Lac	9	11	0	12	0	10	0	12	9	45	-80.0
St-Louis-de-France	1	1	2	0	0	0	0	8	3	9	-66.7
Sainte-Marthe-du-Cap	1	4	4	2	0	0	0	4	5	10	-50.0
Saint-Maurice	6	10	0	0	0	0	0	0	6	10	-40.0
Trois-Rivières CMA	49	66	36	42	0	10	67	185	152	303	-49.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centre	64	99	52	74	4	4	141	426	261	603	-56.7
Trois-Rivières	23	34	24	62	0	0	61	238	108	334	-67.7
Trois-Rivières-Ouest	12	27	26	4	0	4	72	121	110	156	-29.5
Cap-de-la-Madeleine	29	38	2	8	4	0	8	67	43	113	-61.9
Remainder of the CMA	116	140	28	56	0	10	95	134	239	340	-29.7
Bécancour	36	41	8	14	0	0	4	45	48	100	-52.0
Champlain	7	11	0	0	0	0	4	1	11	12	-8.3
Pointe-du-Lac	29	34	6	22	0	10	71	22	106	88	20.5
St-Louis-de-France	20	8	4	8	0	0	0	26	24	42	-42.9
Sainte-Marthe-du-Cap	8	12	10	12	0	0	14	40	32	64	-50.0
Saint-Maurice	16	34	0	0	0	0	2	0	18	34	-47.1
Trois-Rivières CMA	180	239	80	130	4	14	236	560	500	943	-47.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centre	0	0	0	0	28	59	35	57
Trois-Rivières	0	0	0	0	24	8	24	46
Trois-Rivières-Ouest	0	0	0	0	4	47	3	8
Cap-de-la-Madeleine	0	0	0	0	0	4	8	3
Remainder of the CMA	0	4	0	6	4	34	0	35
Bécancour	0	0	0	0	4	24	0	21
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	4	0	6	0	6	0	6
St-Louis-de-France	0	0	0	0	0	0	0	8
Sainte-Marthe-du-Cap	0	0	0	0	0	4	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	4	0	6	32	93	35	92

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centre	4	4	0	0	39	213	102	213
Trois-Rivières	0	0	0	0	29	116	32	122
Trois-Rivières-Ouest	0	4	0	0	10	89	62	32
Cap-de-la-Madeleine	4	0	0	0	0	8	8	59
Remainder of the CMA	0	4	0	6	63	54	32	80
Bécancour	0	0	0	0	4	24	0	21
Champlain	0	0	0	0	0	0	4	1
Pointe-du-Lac	0	4	0	6	49	12	22	10
St-Louis-de-France	0	0	0	0	0	2	0	24
Sainte-Marthe-du-Cap	0	0	0	0	8	16	6	24
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	4	8	0	6	102	267	134	293

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centre	39	53	28	59	35	57	102	169
Trois-Rivières	15	33	24	8	24	46	63	87
Trois-Rivières-Ouest	15	11	4	47	3	8	22	66
Cap-de-la-Madeleine	9	9	0	4	8	3	17	16
Remainder of the CMA	46	63	4	30	0	41	50	134
Bécancour	19	11	4	24	0	21	23	56
Champlain	4	4	0	0	0	0	4	4
Pointe-du-Lac	9	27	0	6	0	12	9	45
St-Louis-de-France	3	1	0	0	0	8	3	9
Sainte-Marthe-du-Cap	5	10	0	0	0	0	5	10
Saint-Maurice	6	10	0	0	0	0	6	10
Trois-Rivières CMA	85	116	32	89	35	98	152	303

Table 2.5: Starts by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centre	120	180	39	210	102	213	261	603
Trois-Rivières	47	96	29	116	32	122	108	334
Trois-Rivières-Ouest	38	38	10	86	62	32	110	156
Cap-de-la-Madeleine	35	46	0	8	8	59	43	113
Remainder of the CMA	148	206	59	48	32	86	239	340
Bécancour	44	55	4	24	0	21	48	100
Champlain	7	11	0	0	4	1	11	12
Pointe-du-Lac	35	60	49	12	22	16	106	88
St-Louis-de-France	24	18	0	0	0	24	24	42
Sainte-Marthe-du-Cap	20	28	6	12	6	24	32	64
Saint-Maurice	18	34	0	0	0	0	18	34
Trois-Rivières CMA	268	386	98	258	134	299	500	943

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Centre	29	33	20	16	8	0	36	61	93	110	-15.5
Trois-Rivières	16	11	10	14	4	0	9	17	39	42	-7.1
Trois-Rivières-Ouest	4	8	10	0	0	0	24	44	38	52	-26.9
Cap-de-la-Madeleine	9	14	0	2	4	0	3	0	16	16	0.0
Remainder of the CMA	43	36	12	26	0	0	34	13	89	75	18.7
Bécancour	15	4	2	10	0	0	28	0	45	14	**
Champlain	2	5	0	0	0	0	0	2	2	7	-71.4
Pointe-du-Lac	13	12	0	4	0	0	6	10	19	26	-26.9
St-Louis-de-France	5	2	2	2	0	0	0	1	7	5	40.0
Sainte-Marthe-du-Cap	2	3	8	10	0	0	0	0	10	13	-23.1
Saint-Maurice	6	10	0	0	0	0	0	0	6	10	-40.0
Trois-Rivières CMA	72	69	32	42	8	0	70	74	182	185	-1.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centre	83	101	62	80	12	4	339	391	496	576	-13.9
Trois-Rivières	37	38	44	68	4	0	134	224	219	330	-33.6
Trois-Rivières-Ouest	16	26	18	4	4	4	106	133	144	167	-13.8
Cap-de-la-Madeleine	30	37	0	8	4	0	99	34	133	79	68.4
Remainder of the CMA	113	147	40	54	0	0	111	84	264	285	-7.4
Bécancour	35	41	10	12	0	0	37	11	82	64	28.1
Champlain	6	10	0	0	0	0	4	2	10	12	-16.7
Pointe-du-Lac	29	39	16	14	0	0	32	16	77	69	11.6
St-Louis-de-France	21	11	4	10	0	0	8	19	33	40	-17.5
Sainte-Marthe-du-Cap	8	12	10	18	0	0	28	36	46	66	-30.3
Saint-Maurice	14	34	0	0	0	0	2	0	16	34	-52.9
Trois-Rivières CMA	196	248	102	134	12	4	450	475	760	861	-11.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centre	4	0	4	0	24	52	12	9
Trois-Rivières	0	0	4	0	8	8	1	9
Trois-Rivières-Ouest	0	0	0	0	16	44	8	0
Cap-de-la-Madeleine	4	0	0	0	0	0	3	0
Remainder of the CMA	0	0	0	0	34	6	0	7
Bécancour	0	0	0	0	28	0	0	0
Champlain	0	0	0	0	0	0	0	2
Pointe-du-Lac	0	0	0	0	6	6	0	4
St-Louis-de-France	0	0	0	0	0	0	0	1
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	4	0	4	0	58	58	12	16

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centre	8	4	4	0	80	204	259	187
Trois-Rivières	0	0	4	0	36	126	98	98
Trois-Rivières-Ouest	4	4	0	0	44	74	62	59
Cap-de-la-Madeleine	4	0	0	0	0	4	99	30
Remainder of the CMA	0	0	0	0	50	14	61	70
Bécancour	0	0	0	0	32	0	5	11
Champlain	0	0	0	0	0	0	4	2
Pointe-du-Lac	0	0	0	0	6	12	26	4
St-Louis-de-France	0	0	0	0	0	0	8	19
Sainte-Marthe-du-Cap	0	0	0	0	10	2	18	34
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	8	4	4	0	130	218	320	257

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market
Fourth Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Centre	53	49	24	52	16	9	93	110
Trois-Rivières	26	25	8	8	5	9	39	42
Trois-Rivières-Ouest	14	8	16	44	8	0	38	52
Cap-de-la-Madeleine	13	16	0	0	3	0	16	16
Remainder of the CMA	53	62	34	6	2	7	89	75
Bécancour	17	14	28	0	0	0	45	14
Champlain	2	5	0	0	0	2	2	7
Pointe-du-Lac	13	16	6	6	0	4	19	26
St-Louis-de-France	7	4	0	0	0	1	7	5
Sainte-Marthe-du-Cap	8	13	0	0	2	0	10	13
Saint-Maurice	6	10	0	0	0	0	6	10
Trois-Rivières CMA	106	111	58	58	18	16	182	185

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centre	149	185	84	204	263	187	496	576
Trois-Rivières	81	106	36	126	102	98	219	330
Trois-Rivières-Ouest	34	34	48	74	62	59	144	167
Cap-de-la-Madeleine	34	45	0	4	99	30	133	79
Remainder of the CMA	157	203	44	12	63	70	264	285
Bécancour	45	53	32	0	5	11	82	64
Champlain	6	10	0	0	4	2	10	12
Pointe-du-Lac	45	53	6	12	26	4	77	69
St-Louis-de-France	25	21	0	0	8	19	33	40
Sainte-Marthe-du-Cap	20	32	6	0	20	34	46	66
Saint-Maurice	16	34	0	0	0	0	16	34
Trois-Rivières CMA	306	388	128	216	326	257	760	861

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q4 2015	0	0.0	2	16.7	2	16.7	3	25.0	5	41.7	12	-	-
Q4 2014	0	0.0	7	24.1	9	31.0	4	13.8	9	31.0	29	-	200,818
Year-to-date 2015	0	0.0	7	13.7	7	13.7	12	23.5	25	49.0	51	-	256,894
Year-to-date 2014	3	2.9	22	21.6	29	28.4	17	16.7	31	30.4	102	-	255,403
Remainder of the CMA													
Q4 2015	2	15.4	1	7.7	7	53.8	2	15.4	1	7.7	13	-	-
Q4 2014	3	9.4	9	28.1	11	34.4	3	9.4	6	18.8	32	-	197,875
Year-to-date 2015	3	6.0	9	18.0	17	34.0	14	28.0	7	14.0	50	-	-
Year-to-date 2014	12	8.0	47	31.3	57	38.0	14	9.3	20	13.3	150	-	205,819
Trois-Rivières CMA													
Q4 2015	2	8.0	3	12.0	9	36.0	5	20.0	6	24.0	25	270,000	262,319
Q4 2014	3	4.9	16	26.2	20	32.8	7	11.5	15	24.6	61	205,000	249,820
Year-to-date 2015	3	3.0	16	15.8	24	23.8	26	25.7	32	31.7	101	267,500	282,120
Year-to-date 2014	15	6.0	69	27.4	86	34.1	31	12.3	51	20.2	252	210,000	249,926

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2015						
Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
Centre	-	200,818	n/a	256,894	255,403	0.6
Trois-Rivières	-	-	n/a	-	238,601	n/a
Trois-Rivières-Ouest	-	-	n/a	-	436,283	n/a
Cap-de-la-Madeleine	-	200,818	n/a	256,894	216,337	18.7
Remainder of the CMA	-	197,875	n/a	-	205,819	n/a
Bécancour	-	-	n/a	-	198,586	n/a
Champlain	-	-	n/a	-	-	n/a
Pointe-du-Lac	-	197,875	n/a	-	204,167	n/a
St-Louis-de-France	-	-	n/a	-	-	n/a
Sainte-Marthe-du-Cap	-	-	n/a	-	-	n/a
Saint-Maurice	-	-	n/a	-	222,206	n/a
Trois-Rivières CMA	262,319	249,820	5.0	282,120	249,926	12.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q4 2015	181	320	620	160,069	10.3	160,275	9.7
Q4 2014	171	336	657	155,849	11.5	165,038	9.3
% Change	5.8	-4.8	-5.6	2.7	n/a	-2.9	n/a
YTD 2015	842	1,448	682	160,273	9.7	n/a	n/a
YTD 2014	852	1,570	663	165,040	9.3	n/a	n/a
% Change	-1.2	-7.8	2.8	-2.9	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2015	6	--	135	--	--	--	--
Q4 2014	17	--	85	--	--	--	--
% Change	-64.7	n/a	58.6	n/a	n/a	n/a	n/a
YTD 2015	89	--	116	132,287	15.7	n/a	n/a
YTD 2014	91	--	79	140,493	10.4	n/a	n/a
% Change	-2.2	n/a	47.3	-5.8	n/a	n/a	n/a
PLEX*							
Q4 2015	31	--	178	--	17.2	--	--
Q4 2014	41	--	160	--	11.7	--	--
% Change	-24.4	n/a	11.5	n/a	n/a	n/a	n/a
YTD 2015	138	--	177	163,581	15.4	n/a	n/a
YTD 2014	166	--	160	166,737	11.6	n/a	n/a
% Change	-16.9	n/a	10.4	-1.9	n/a	n/a	n/a
TOTAL							
Q4 2015	220	436	942	158,075	12.8	159,349	11.0
Q4 2014	229	461	912	156,453	11.9	163,550	9.8
% Change	-3.9	-5.4	3.3	1.0	n/a	-2.6	n/a
YTD 2015	1,080	2,017	986	159,349	11.0	n/a	n/a
YTD 2014	1,117	2,096	914	163,550	9.8	n/a	n/a
% Change	-3.3	-3.8	7.9	-2.6	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
Fourth Quarter 2015

		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	118.0	121.7	69.9	8.1	57.5	765
	February	595	3.14	5.24	118.1	122.6	70.0	7.9	57.5	770
	March	581	3.14	4.99	118.0	122.9	69.4	8.2	57.1	766
	April	570	3.14	4.79	118.1	123.4	69.2	8.2	56.9	762
	May	570	3.14	4.79	118.2	123.8	69.5	8.6	57.4	756
	June	570	3.14	4.79	118.1	123.9	70.4	8.6	58.1	763
	July	570	3.14	4.79	118.2	123.7	71.5	7.5	58.4	766
	August	570	3.14	4.79	118.2	123.8	72.4	6.7	58.5	780
	September	570	3.14	4.79	118.0	123.9	72.5	5.8	58.1	801
	October	570	3.14	4.79	118.0	124.3	71.8	6.1	57.7	818
	November	570	3.14	4.79	118.0	123.8	71.6	6.3	57.6	811
	December	570	3.14	4.79	117.9	122.8	71.2	6.4	57.4	799
2015	January	570	3.14	4.79	118.0	122.6	71.6	6.3	57.6	790
	February	567	2.89	4.74	118.3	123.9	71.5	6.4	57.5	780
	March	567	2.89	4.74	118.3	124.7	72.2	6.1	58.1	772
	April	561	2.89	4.64	118.2	124.7	72.4	6.1	58.1	766
	May	561	2.89	4.64	118.0	125.3	73.1	5.8	58.5	775
	June	561	2.89	4.64	118.0	125.2	72.5	5.8	58.0	776
	July	561	2.89	4.64	118.2	125.3	72.4	6.1	58.1	776
	August	561	2.89	4.64	118.2	125.2	71.9	7.0	58.3	783
	September	561	2.89	4.64	118.4	125.1	73.2	7.0	59.3	774
	October	561	2.89	4.64	118.4	125.2	74.3	6.9	60.1	772
	November	561	3.14	4.64	118.8	124.9	75.3	6.9	60.8	768
	December	561	3.14	4.64		124.4	74.9	7.3	60.8	772

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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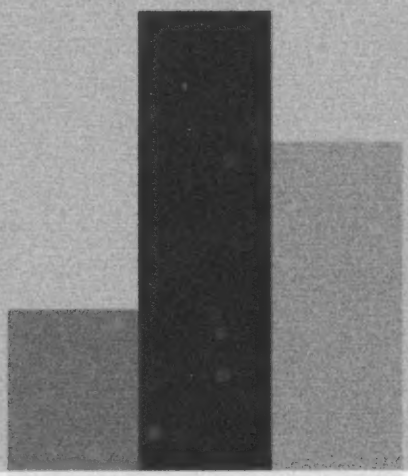

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